

SAN DIEGUITO PLANNING GROUP

P. O. Box 2789, Rancho Santa Fe, California 92067

MINUTES OF MEETING

NOVEMBER 10, 2011

1. CALLED TO ORDER 7:05 P.M. PLEDGE OF ALLEGIANCE
PRESENT: Weinstein, Lemarie, Dill, Jones, Marks, Christenfeld, Liska, Epstein, Arsivaud-Benjamin, Clotfelter
ABSENT: Schlosser, Willis, McGee
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
 - A. Bruce Liska reports that we now have an ad in the 4-S Connect newsletter for 4-S Ranch. Bruce also got two names from Tom Hickerson of possible PG candidates.
 - B. Laurel Lemarie spoke with The Review. They do not do free ads, but Laurel also checked at the County and Cheryl Jones advised that they will pay for ads. We do not know what our budget is.
5. GENERAL PLANNING ITEMS:
 - a. **General Plan Update;** Community Plans, Draft Residential Guidelines
 - b. **Plans for Expenditure of PLDO funds – Request by County Parks and Recreation for amendments or additions to San Dieguito Planning Area Priority List for 5-year plan –** please submit proposals to the chair, vice chair, or secretary in advance of the meeting if possible.
 - c. **Proposed Revision to County Policy I-63** to change the process of entry into the General Plan update process and requirements to allow access to the amendment process. **OFF CALENDAR**
 - d. **Indian Trust Land – putting additional land outside existing reservations into trusts for development without zoning regulations.**
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **Rancho Cielo SPA05-004, TM5440, TM5441; Replacement Maps, project totals 23.06 acres, 11 condominium DUs on 'Village Center' parcel, 31 condominium DUs on 'Parcel H';** located at the intersection of Via Ambiente and El Brazo, Camino De Arriba, APNs 265-270-71, 264-410-02, 264-382-16. Applicant: Rancho Cielo Estates, Ltd., Applicant's representative: Robert Chase, Fuscoe Engineering, (858) 554-1500; DPLU Planner: Dennis Campbell, (858) 505-6380; SDPG Planner: Doug Dill, (760) 736-4333. **OFF CALENDAR**
 - B. **P 10-037 REZ 10-004 CHINESE BIBLE MUP/REZONE – Santa Fe Valley Chinese Church 16919 Four Gee Road n/o Tallus Glen.** Proposed church in Santa Fe Valley Specific Plan area – 1000 seat main sanctuary, to expand to 1500, with classrooms, offices recreation, school, and ancillary uses. 43 ft. high with two 57 ft. towers; S88 zone to RS-2 zone **[To be**

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continued – probably to December for design changes]

- C. STP 11-008 **Ralph's Ranch Site Plan Review – D1 Designator – Alva and Ralphs Ranch Road, 4S Ranch** - includes review of grading and brush management standards of 4S Ranch SPA apn 678-030-09, 678-031-01-00 Applicant Contact: Lee Vance Planner: Paul Marks **[to be continued 12-1-11]**
- D. **S11-012 McPherson Residence "D" Designator Site Plan** Santa Fe Valley (Crosby Lot #317) 4663 sq.ft. 2 Story Single Family with attached 915 sq.ft. garage. Contact: Mark Radford (760) 519-9008; DPLU Planner: Amber Griffith (858) 694-2423; SDPG: Neil Weinstein (858) 335-5098.

MOTION by Neil Weinstein to approve the application as presented.

Ayes = 9

nos = 1

abstain = 0

Lemarie

- E. **D-Design Review Waiver @ 16615 Dove Canyon [To be continued 12-1-11]**
- F. **VAR 04-016 All Star Academy 10804 (10760 is correct) Thornmint, suite 200; 4-S Ranch - Applicant All Star Acedemy TI Request to reduce parking from 75 to result in 10 space deficit** applicant contact Arthur Barnhart 858-228-7942. The problem is the current use does not demand the parking, but should the use change to office, the building needs to be able to accommodate the parking for employees and visitors. This area is inundated with large trucks that occupy all the street parking.

MOTION by Paul Marks to recommend the variance be granted, with condition that the variance applies strictly to its current tenant, as a dance academy and used in such a fashion that the bulk of students arrive by van and/or carpools. Seconded: Dill

Ayes = 10

nos = 0

abstain = 0

- G. **Sprint Olivenhain Tank 2 Elfin Forest** 19404 Fortuna del Este, 92029 New equipment cabinets in 12' x 20' concrete block enclosure, antenna sectors of 5 antenna each, Don Willis **POSTPONED TO 12-1-11**
- H. **3813-11-001 [REX 11-001] – TM 5669 - Crosby Enclave apn 267-190-03-00 se corner of DDHwy and Bing Crosby Boulevard** – Increase density from 3 residential units to 13 units on 8 acres Applicant TOR Investments: Dan Rehm 858-558-4500 **POSTPONED TO 12-1-11**
- I. **Cielo De Lusardi 3100-5456 (TM5456 RPL2), 3100-11-031 (P11-031); part of the Rancho Cielo Specific Plan, three contiguous parcels totaling 270 acres, consists of 18 dwelling units and 19 multi-family dwelling units located west of Del Dios Highway**, with access by streets Via Dora, Cerro Del Sol, and Via Rancho Cielo. Lots 1 -18 with 18 single family DUs are APN 265-300-02 and APN 265-300-03; Condominium Lot 9 with 19 DUs is 9.40 acres, APN 265-300-05. Project Owner: Lavendar Hill Ranch LLC, and Cielo 182 LLC, (760) 744-3133; Applicants Name: Matt Simmons, (760) 471-2365; DPLU Project Manager: Larry Hofreiter, (858) 694-8846; SDPG Planner: Doug Dill, (760) 736-4333.

MOTION by Doug Dill to approve the proposed tentative maps, 3100-5456/TM 5456 RPL2, 3100-11-031 (P11-031), with following condition: a) no transfer of development rights to other projects outside the

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project boundaries, b) enforcement of Community Plan dark sky policy, c) A D-Designator for development maintain earth tone exterior colors. Seconded: Lemarie

Ayes = 9

nos = 0

abstain = 1

Jones

7. REPORTS AND GENERAL DISCUSSION:

- | | |
|---------------------------------------|--|
| 1. DEL DIOS | NICOLAS CHRISTENFELD |
| 2. PARKS / TAC/COUNTY PARKS | JACK MC GEE |
| 3. GENERAL PLAN 2020 + COMMUNITY PLAN | LOIS JONES |
| 4. SAN DIEGUITO RIVER PARK | BRUCE LISKA/CHACO CLOTFELTER |
| 5. 4S RANCH | TOM HICKERSON |
| 6. RSF ASSOCIATION | BILL SCHLOSSER/LOIS JONES |
| 7. ROADS & TRAFFIC / SANDAG | BILL SCHLOSSER |
| 8. EL CAMINO REAL/VIA DE LA VALLE | DON WILLIS/JACK McGEE |
| 9. ELFIN FOREST | DOUG DILL / JACQUELINE ARSIVAUD-
BENJAMIN |

8. ADMINISTRATIVE MATTERS:

- A. Consideration and comments on circulation mail
- B. Future agenda items and planning
- C. Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken, except as noted above.

Meeting adjourned 8:28 p.m.

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